

UNITED STATES BANKRUPTCY COURT

Eastern District of Virginia
200 South Washington Street
Alexandria, VA 22314

NOTICE OF ELECTRONIC FILING PROCEDURE

Case Name: **GMS Sunset LLC**

Case Number: **25-11181-BFK**

Date Filed: **June 11, 2025**

The above case, which has been filed in this court, can be accessed electronically via the Court's Internet site at <http://www.vaeb.uscourts.gov>. In compliance with Federal Rule of Bankruptcy Procedure 9011 and in accordance with the Local Bankruptcy Rule 5005-2 and the Court's Case Management/Electronic Case Files (CM/ECF) Policy Statement, the registered participant's password shall constitute the signature of that person; therefore, security of a registered participant's password is the responsibility of that person. **An original signed copy of the filing shall be retained in the registered participant's files in accordance with the CM/ECF Policy Statement.**

Parties with legal representation **must** file documents in accordance with the following:

1. The requirements for filing, viewing and retrieving case documents are: A personal computer with internet access and the ability to convert documents to portable document format (PDF). The URL address is www.vaeb.uscourts.gov and a username and password are needed to access the Case Management/Electronic Case Files (CM/ECF) system. Please contact the Court for further assistance. If you are **unable** to comply with these requirements, **then**
2. You must file a "Request for Waiver to File Conventionally" as provided for in the CM/ECF Policy Statement to indicate your inability to file through use of the Internet component of the CM/ECF system. If the Court authorizes you to file conventionally, **then**
3. You then may file conventionally on unstapled, unbound, 8 1/2" x 11" single-sided paper. Documents must be submitted with full original signature(s), and will be scanned by the Clerk's Office. The scanned file will constitute the original signature(s). **Include your "Request for Waiver to File Conventionally" with your filing.**

Important Note: All parties without legal representation, except governmental units and institutional entities described in Electronic Case Files Policy 2(A)(2)(b), may file documents conventionally in accordance with the Local Bankruptcy Rules.

Dated: October 15, 2025
[VAN062vJul2025.jsp]

Charri S Stewart
Clerk of the Bankruptcy Court

In re:
GMS Sunset LLC
Debtor

Case No. 25-11181-BFK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0422-9
Date Rcvd: Oct 15, 2025

User: Admin
Form ID: VAN062

Page 1 of 2
Total Noticed: 16

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 17, 2025:

Recip ID	Recipient Name and Address
db	+ GMS Sunset LLC, 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572
cr	+ Sunset Business Condominium Association, c/o Rees Broome, PC, 1900 Gallows Road, Suite 700, Tysons Corner, VA 22182-3886
16742024	+ Amphora Bakery Inc., 294 Sunset Park Dr, Herndon, VA 20170-5219
16742025	+ Business Finance Group, Inc., Richard A. DuBose, One South Street Suite 2200, Baltimore, MD 21202-3281
16742026	+ County of Fairfax DTA, 12000 Government Center Pkwy, Fairfax, VA 22035-0002
16742027	+ Diner DX Inc., 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572
16742028	+ George Cholakis, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742030	+ Maria Cholakis, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742031	+ Richard A. Dubose, Gebhardt & Smith, One South St Ste 2200, Baltimore, MD 21202-3343
16742032	+ Steve Bilidas, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742033	+ Sunset Business Park Condo Assn, c/o Rees Broome, 1900 Gallows Road STE 700, Vienna, VA 22182-3886

TOTAL: 11

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
16744917	+ Email/Text: va_tax_bk@harriscollect.com	Oct 16 2025 01:43:00	Commonwealth of Virginia Department of Taxation, Department of Taxation, PO BOX 2156, Richmond, VA 23218-2156
16742029	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Oct 16 2025 01:41:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
16742034	+ Email/Text: town.attorney@herndon-va.gov	Oct 16 2025 01:42:00	Town of Herndon, PO Box 427, Herndon, VA 20172-0427
16743701	Email/Text: atltreorg@sec.gov	Oct 16 2025 01:42:00	U.S. Securities and Exchange Commission,, Office of Reorganization,, 950 East Paces Ferry Road, Suite 900,, Atlanta, GA 30326-1382
16742035	+ Email/Text: va_tax_bk@harriscollect.com	Oct 16 2025 01:43:00	Va Dept of Taxation, PO Box 1115, Richmond, VA 23218-1115

TOTAL: 5

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		Business Finance Group, Inc.
cr		United States of America, Internal Revenue Service
desig	*+	Steve Bilidas, 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572

TOTAL: 2 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

District/off: 0422-9

User: Admin

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Date Rcvd: Oct 15, 2025

Form ID: VAN062

Total Noticed: 16

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 17, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 15, 2025 at the address(es) listed below:

Name	Email Address
Daniel M. Press	on behalf of Debtor GMS Sunset LLC dpress@chung-press.com pressdm@gmail.com;danpress@recap.email
Erik W. Fox	on behalf of Creditor Sunset Business Condominium Association efox@reesbroome.com rhurley@reesbroome.com;Acruz@reesbroome.com
Jack Frankel	on behalf of U.S. Trustee Matthew W. Cheney jack.i.frankel@usdoj.gov USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov
Lauren Friend McKelvey	vatrustee@reitlerlaw.com LFM@trustesolutions.net
Matthew W. Cheney	ustpreregion04.ax.ecf@usdoj.gov
Richard Ashford DuBose, III	on behalf of Creditor Business Finance Group Inc. rdubo@gebsmith.com, dfont@gebsmith.com
Robert P. McIntosh	on behalf of Creditor United States of America Internal Revenue Service Robert.McIntosh@usdoj.gov, USAVAE.RIC.ECF.CIVIL@usdoj.gov;Ramona.ONeil@usdoj.gov;CaseView.ECF@usdoj.gov

TOTAL: 7